

RESOLUTION NO. 99-094
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99003
(PATEL)

APN: 008-101-002

WHEREAS, Planned Development 99003 has been filed by Don Doubledde, Architect, on behalf of Pravin Patel of the Budget Inn, for the construction of a 14 unit motel expansion to an existing motel, located at 2745 Spring Street, and

WHEREAS, the proposed project would be replace the two units which recently burned down and add 14 units along the rear of the site adjacent to the alley, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, the Planning Division staff has determined that this application is Categorically Exempt from environmental review per Section 15301, Existing Facilities, of the State's Guidelines to Implement CEQA, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 23, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
 - b. The proposed project is designed to be sensitive to, and blend in with, the character

of the site and surrounding area;

c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;

d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 99003 subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this Resolution.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Preliminary Site Plan
C	Grading and Drainage Plan
D	Landscape Plans
E, E-1	Building Elevations
F	Site Photograph

* Indicates that exhibit is on file in the Community Development Department.

3. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
4. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the

use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

5. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

6. Street Trees along Spring Street shall be 'Aristocrat Pear' placed inside the tree wells adjacent to the curb at a ratio of one per 50 feet of street frontage (per City code).
7. Exterior light fixtures including parking lot pole lights and building mounted lights shall be designed to be fully shielded and subject to planning staff review prior to issuance of construction permits.
8. Prior to issuance of Building Permits the Development Review Committee shall review detailed plans including landscaping.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS

9. A fire hydrant will be required to be installed in front of the property on the West side of Spring Street.
10. The new addition will require the entire motel to be fitted with an approved automatic fire sprinkler system.
11. The 1997 edition of the Building and Fire Codes shall be used.
12. An approved turnaround will be required for the parking area. Portions of the parking lot may be used to meet the requirement.

ENGINEERING SITE SPECIFIC CONDITIONS

13. Prior to the issuance of Certificate of Occupancy, the applicant shall complete the reconstruction of the Spring Street frontage in accordance to the adopted "Spring Street

Master Plan" and to the satisfaction of the City Engineer. These improvements include curb, gutter, sidewalk re-construction and the installation of one street light.

AIR POLLUTION CONTROL DISTRICT SITE SPECIFIC CONDITIONS

14. All Glazing to be dual pane.
15. Appliances, furnaces, water heaters and lighting to be high efficiency and energy conserving.

PASSED AND ADOPTED THIS 23rd day of November 1999, by the following Roll Call Vote:

AYES: Warnke, Tascona, Ferravanti, Steinbeck, Johnson, Finigan

NOES: None

ABSENT: Nemeth

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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